Landing International Development Limited

藍鼎國際發展有限公司

(Incorporated in the Cayman Islands and continued in Bermuda with limited liability)

(Stock Code: 582)

ANNOUNCEMENT OF UNAUDITED ANNUAL RESULTS FOR THE YEAR ENDED 31 DECEMBER 2019

Due to the outbreak of coronavirus disease (COVID-19), the audit progress for the annual results of Landing International Development Limited (the "**Company**", together with its subsidiaries, the "**Group**") for the year ended 31 December 2019 has been delayed and not been fully completed as of the announcement date. In order to minimise disruptions to trading of the Company's shares while ensuring that the shareholders of the Company (the "**Shareholders**") and potential investors are informed of the business operations, financial performance and financial position of the Group, after discussion with the Company's auditors, the board of directors (the "**Directors**") (the "**Board**") decides to publish the unaudited annual results announcement of the Group for the year ended 31 December 2019 together with the audited comparative figures for the corresponding period in 2018 on the planned date of annual results announcement. The Company will issue further announcement(s) in relation to the audited results for the year ended 31 December 2019.

The Board announces the unaudited consolidated results of the Group for the year ended 31 December 2019 with comparative figures for 2018, as follows.

CONSOLIDATED STATEMENT OF PROFIT OR LOSS

For the year ended 31 December 2019

	Notes	2019 HK$'000 (Unaudited)	2018 HK$'000 (Audited)
Revenue	4	**815,533**	2,099,025
Cost of properties and inventories sold		**(109,597)**	(183,816)
Other income and gains/(loss), net	5	**4,816**	(25,674)
Gaming duties and other related taxes		**(38,161)**	(328,901)
Amortisation and depreciation		**(655,137)**	(550,848)
Employee benefit expenses		**(692,316)**	(863,281)
Other operating expenses		**(852,355)**	(928,292)
Finance (costs)/income, net	7	**(187,390)**	19,863
Fair value (losses)/gains of investment properties, net		**(241,016)**	215,160
Impairment loss of trade and other receivables, net		**(181,383)**	(86,990)
Loss before tax	6	**(2,137,006)**	(633,754)
Income tax credit/(expenses)	8	**4,151**	(67,773)
Loss for the year attributable to owners of the parent		**(2,132,855)**	(701,527)
Loss per share attributable to owners of the parent	10		
Basic		**HK(72.67) cents**	HK(23.87) cents
Diluted		**HK(72.67) cents**	HK(23.87) cents

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2019

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Loss for the year	**(2,132,855)**	(701,527)
Other comprehensive loss		
Other comprehensive (loss)/income that may be reclassified to profit or loss in subsequent periods:		
Revaluation of property, plant and equipment upon transfer to investment properties, net	**3,496**	1,029
Exchange differences on translation of foreign operations	**(546,139)**	(455,569)
Net other comprehensive loss that may be reclassified to profit or loss in subsequent periods	**(542,643)**	(454,540)
Other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods:		
Remeasurements of employee benefit obligations	**2,494**	(1,389)
Equity investments designated at fair value through other comprehensive income:		
Changes in fair value	**(44,490)**	(238,679)
Net other comprehensive loss that will not be reclassified to profit or loss in subsequent periods	**(41,996)**	(240,068)
Other comprehensive loss for the year, net of tax	**(584,639)**	(694,608)
Total comprehensive loss for the year attributable to owners of the parent	**(2,717,494)**	(1,396,135)

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 December 2019

	Notes	**2019** **HK$'000** **(Unaudited)**	2018 HK$'000 (Audited)
NON-CURRENT ASSETS			
Property, plant and equipment		**10,700,729**	11,828,231
Investment properties		**776,838**	1,225,514
Right-of-use assets		**94,111**	–
Goodwill		**5,336**	5,567
Intangible assets		**870,842**	908,148
Equity investments designated at fair value through other comprehensive income		**35,846**	80,336
Prepayments, trade and other receivables	*11*	**113,773**	510,778
Deferred tax assets		**–**	38,577
Total non-current assets		**12,597,475**	14,597,151
CURRENT ASSETS			
Properties under development		**236,781**	248,105
Completed properties for sale		**982,533**	1,080,950
Inventories		**76,435**	92,044
Prepayments, trade and other receivables	*11*	**825,853**	428,768
Financial assets at fair value through profit or loss		**2,511**	–
Tax recoverable		**219**	125,542
Cash and cash equivalents		**398,033**	1,098,459
Total current assets		**2,522,365**	3,073,868
CURRENT LIABILITIES			
Trade and other payables	*12*	**510,418**	971,027
Interest-bearing bank and other borrowings		**859,016**	1,109,440
Lease liabilities		**38,777**	–
Tax payable		**7,719**	9,064
Total current liabilities		**1,415,930**	2,089,531
Net current assets		**1,106,435**	984,337
Total assets less current liabilities		**13,703,910**	15,581,488

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 31 December 2019

	Notes	**2019** **HK\$'000** **(Unaudited)**	2018 *HK\$'000* (Audited)
NON-CURRENT LIABILITIES			
Trade and other payables	*12*	**37,577**	49,832
Interest-bearing bank and other borrowings		**1,707,895**	843,941
Lease liabilities		**41,924**	–
Deferred tax liabilities		**31,747**	85,454
Total non-current liabilities		**1,819,143**	979,227
Net assets		**11,884,767**	14,602,261
EQUITY			
Equity attributable to owners of the parent			
Share capital	*13*	**29,350**	29,350
Reserves		**11,855,417**	14,572,911
Total equity		**11,884,767**	14,602,261

NOTES TO FINANCIAL INFORMATION

1 GENERAL INFORMATION

The Company is a limited liability company incorporated in the Cayman Islands and continued in Bermuda and its shares are listed on the Main Board of The Stock Exchange of Hong Kong Limited (the "**Stock Exchange**"). The address of registered office of the Company is located at Clarendon House, 2 Church Street, Hamilton HM 11, Bermuda, and the principal place of business of the Company is located at Suites 5815–5816, 58th Floor, Two International Finance Centre, 8 Finance Street, Central, Hong Kong.

During the year, the Group is principally engaged in development and operation of the integrated leisure and entertainment resort (the "**Integrated Resort Development**"); gaming and entertainment facilities (the "**Gaming Business**"); and property development (the "**Property Development**").

In the opinion of the directors, the immediate and ultimate holding company of the Company is Landing International Limited, which is incorporated in the British Virgin Islands.

2.1 BASIS OF PREPARATION

The unaudited financial information have been prepared in accordance with Hong Kong Financial Reporting Standards ("**HKFRSs**") (which include all Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards ("**HKASs**") and Interpretations) issued by the Hong Kong Institute of Certified Public Accountants ("**HKICPA**"), accounting principles generally accepted in Hong Kong and the disclosure requirements of the Hong Kong Companies Ordinance. They have been prepared under the historical cost convention, except for investment properties, equity investments designated at fair value through other comprehensive income and financial assets at fair value through profit or loss which have been measured at fair value. This financial information are presented in Hong Kong dollars and all values are rounded to the nearest thousand (HK$'000) except when otherwise indicated.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES

The Group has adopted the following new and revised HKFRSs for the first time for the current year's financial information.

Amendments to HKFRS 9	*Prepayment Features with Negative Compensation*
HKFRS 16	*Leases*
Amendments to HKAS 19	*Plan Amendment, Curtailment or Settlement*
Amendments to HKAS 28	*Long-term Interests in Associates and Joint Ventures*
HK(IFRIC)-Int 23	*Uncertainty over Income Tax Treatments*
Annual Improvements to HKFRSs 2015–2017 Cycle	Amendments to HKFRS 3, HKFRS 11, HKAS 12 and HKAS 23

Other than as explained below regarding the impact of HKFRS 16 *Leases*, the adoption of the above new and revised standards has had no significant financial impact on this financial information.

(a) HKFRS 16 replaces HKAS 17 *Leases*, HK(IFRIC)-Int 4 *Determining whether an Arrangement contains a Lease*, HK(SIC)-Int 15 *Operating Leases — Incentives* and HK(SIC)-Int 27 *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for all leases under a single on-balance sheet model to recognise and measure right-of-use assets and lease liabilities, except for certain recognition exemptions. Lessor accounting under HKFRS 16 is substantially unchanged from HKAS 17. Therefore, HKFRS 16 did not have any financial impact on leases when the Group is the lessor.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

(a) (continued)

The Group has adopted HKFRS 16 using the modified retrospective method with the date of initial application of 1 January 2019. Under this method, the standard has been applied retrospectively with the cumulative effect of initial adoption recognised as an adjustment to the opening balance of retained profits at 1 January 2019, and the comparative information for 2018 was not restated and continued to be reported under HKAS 17 and related interpretations.

New definition of a lease

Under HKFRS 16, a contract is, or contains, a lease if the contract conveys a right to control the use of an identified asset for a period of time in exchange for consideration. Control is conveyed where the customer has both the right to obtain substantially all of the economic benefits from use of the identified asset and the right to direct the use of the identified asset. The Group elected to use the transition practical expedient allowing the standard to be applied only to contracts that were previously identified as leases applying HKAS 17 and HK(IFRIC)-Int 4 at the date of initial application. Contracts that were not identified as leases under HKAS 17 and HK(IFRIC)-Int 4 were not reassessed. Therefore, the definition of a lease under HKFRS 16 has been applied only to contracts entered into or changed on or after 1 January 2019.

As a lessee — Leases previously classified as operating leases

Nature of the effect of adoption of HKFRS 16

The Group has lease contracts for various items of leasehold land, buildings and facilities. As a lessee, the Group previously classified leases as either finance leases or operating leases based on the assessment of whether the lease transferred substantially all the rewards and risks of ownership of assets to the Group. Under HKFRS 16, the Group applies a single approach to recognise and measure right-of-use assets and lease liabilities for all leases, except for two elective exemptions for leases of low-value assets (elected on a lease-by-lease basis) and leases with a lease term of 12 months or less ("**short-term leases**") (elected by class of underlying asset). Instead of recognising rental expenses under operating leases on a straight-line basis over the lease term commencing from 1 January 2019, the Group recognises depreciation (and impairment, if any) of the right-of-use assets and interest accrued on the outstanding lease liabilities (as finance costs).

Impact on transition

Lease liabilities at 1 January 2019 were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at 1 January 2019 and included in the statement of financial position. The right-of-use assets were measured at the amount of the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to the lease recognised in the statement of financial position immediately before 1 January 2019.

All these assets were assessed for any impairment based on HKAS 36 on that date. The Group elected to present the right-of-use assets separately in the statement of financial position.

For the buildings (that were held to earn rental income) previously included in investment properties and measured at fair value, the Group has continued to include them as investment properties at 1 January 2019. They continue to be measured at fair value applying HKAS 40.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

(a) (continued)

As a lessee — Leases previously classified as operating leases (continued)

Impact on transition (continued)

The Group has used the following elective practical expedient when applying HKFRS 16 at 1 January 2019:

- Applying the short-term lease exemptions to leases with a lease term that ends within 12 months from the date of initial application
- Using hindsight in determining the lease term where the contract contains options to extend/terminate the lease

Financial impact at 1 January 2019

The impact arising from the adoption of HKFRS 16 at 1 January 2019 was as follows:

	Increase/ (decrease) *HK$'000*
Assets	
Increase in right-of-use assets	733,210
Decrease in prepayments, trade and other receivables	(128,217)
Increase in total assets	604,993
Liabilities	
Increase in lease liabilities	604,993
Increase in total liabilities	604,993

The lease liabilities as at 1 January 2019 reconciled to the operating leases commitments as at 31 December 2018 is as follows:

	HK$'000
Operating lease commitments as at 31 December 2018	2,994,369
Less: Adjustments after taking into account the extension options recognised as at 31 December 2018	(719,749)
Less: Commitments relating to short-term leases and those leases with a remaining lease term ended on or before 31 December 2019 and low-value assets	(3,461)
Undiscounted future lease payments within the scope of HKFRS 16	2,271,159
Less: Discount factor for the present value of the future lease payment	(1,666,166)
Lease liabilities as at 1 January 2019	604,993

The weighted average incremental borrowing rate applied to the lease liabilities as at 1 January 2019 was 12.26%.

2.2 CHANGES IN ACCOUNTING POLICIES AND DISCLOSURES (continued)

(b) HK(IFRIC)-Int 23 addresses the accounting for income taxes (current and deferred) when tax treatments involve uncertainty that affects the application of HKAS 12 (often referred to as "**uncertain tax positions**"). The interpretation does not apply to taxes or levies outside the scope of HKAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The interpretation specifically addresses (i) whether an entity considers uncertain tax treatments separately; (ii) the assumptions an entity makes about the examination of tax treatments by taxation authorities; (iii) how an entity determines taxable profits or tax losses, tax bases, unused tax losses, unused tax credits and tax rates; and (iv) how an entity considers changes in facts and circumstances. Upon adoption of the interpretation, the Group considered whether it has any uncertain tax positions arising from the transfer pricing on its intergroup sales. Based on the Group's tax compliance and transfer pricing study, the Group determined that it is probable that its transfer pricing policy will be accepted by the tax authorities. Accordingly, the interpretation did not have any impact on the financial position or performance of the Group.

3 SEGMENT INFORMATION

The executive directors of the Company are considered to be the Group's Chief Operating Decision-Maker ("**CODM**"). Management has determined the operating segments based on the reports reviewed by the CODM that are used to make strategic decisions. The CODM considers the Group is operating predominantly in three operating segments as follows:

(a) Integrated Resort Development

(b) Gaming Business

(c) Property Development

The CODM monitors the results of the operating segments separately for the purpose of allocating resources and assessing performance. Segment performance is evaluated based on reportable segment results, which is a measure of adjusted profit or loss before tax. The adjusted profit or loss before tax is measured consistently with the Group's profit or loss before tax except that finance income and other unallocated income, non-lease-related finance costs, changes in fair values of investment properties in Hong Kong, gain on disposals of subsidiaries as well as head office and corporate income and expenses are excluded from such measurement.

Segment assets exclude cash and cash equivalents, investment properties in Hong Kong, equity investments designated at fair value through other comprehensive income, tax recoverable, deferred tax assets and other unallocated head office and corporate assets as these assets are managed on a group basis.

Segment liabilities exclude interest-bearing bank and other borrowings, tax payable, deferred tax liabilities and other unallocated head office and corporate liabilities as these liabilities are managed on a group basis.

NOTES TO FINANCIAL INFORMATION (continued)

3 SEGMENT INFORMATION (continued)

Year ended 31 December 2019

	Integrated Resort Development *HK$'000* (Unaudited)	Gaming Business *HK$'000* (Unaudited)	Property Development *HK$'000* (Unaudited)	Total *HK$'000* (Unaudited)
Segment revenue:				
Sales to external customers	**488,615**	**213,117**	**113,801**	**815,533**
Segment results	**(1,076,090)**	**(469,038)**	**23,226**	**(1,521,902)**
Reconciliation:				
Finance costs, net (other than interest on lease liabilities)				**(129,748)**
Corporate and other unallocated expenses, net				**(483,270)**
Fair value losses of investment properties in Hong Kong				**(2,200)**
Gain on disposals of a subsidiary				**114**
Loss before tax				**(2,137,006)**
Segment assets	**10,553,262**	**1,594,950**	**1,224,087**	**13,372,299**
Reconciliation:				
Investment properties in Hong Kong				**188,000**
Equity investments designated at fair value through other comprehensive income				**35,846**
Cash and cash equivalents				**398,033**
Tax recoverable				**219**
Corporate and other unallocated assets				**1,125,443**
Total assets				**15,119,840**
Segment liabilities	**342,520**	**113,883**	**20,793**	**477,196**
Reconciliation:				
Interest-bearing bank and other borrowings				**2,566,911**
Tax payable				**7,719**
Deferred tax liabilities				**31,747**
Corporate and other unallocated liabilities				**151,500**
Total liabilities				**3,235,073**
Other segment information included in segment results:				
Depreciation and amortisation	**(540,486)**	**(52,606)**	**–**	**(593,092)**
Impairment loss of trade and other receivables, net	**(1,859)**	**(155,023)**	**–**	**(156,882)**
Fair value loss of investment properties in South Korea	**(238,816)**	**–**	**–**	**(238,816)**

NOTES TO FINANCIAL INFORMATION (continued)

3 SEGMENT INFORMATION (continued)

Year ended 31 December 2018

	Integrated Resort Development *HK$'000* (Audited)	Gaming Business *HK$'000* (Audited)	Property Development *HK$'000* (Audited)	Total *HK$'000* (Audited)
Segment revenue:				
Sales to external customers	270,977	1,486,660	341,388	2,099,025
Segment results	(587,129)	82,974	160,471	(343,684)
Reconciliation:				
Finance income, net				32,336
Corporate and other unallocated expenses, net				(322,822)
Fair value gains of investment properties in Hong Kong				300
Gain on disposals of a subsidiary				116
Loss before tax				(633,754)
Segment assets	11,557,841	2,195,684	1,337,981	15,091,506
Reconciliation:				
Investment properties in Hong Kong				251,200
Equity investments designated at fair value through other comprehensive income				80,336
Cash and cash equivalents				1,098,459
Tax recoverable				125,542
Deferred tax assets				38,577
Corporate and other unallocated assets				985,399
Total assets				17,671,019
Segment liabilities	432,532	405,905	61,407	899,844
Reconciliation:				
Interest-bearing bank and other borrowings				1,953,381
Tax payable				9,064
Deferred tax liabilities				85,454
Corporate and other unallocated liabilities				121,015
Total liabilities				3,068,758
Other segment information included in segment results:				
Depreciation and amortisation	(456,401)	(47,321)	–	(503,722)
Impairment loss of trade and other receivables, net	(22,780)	(64,210)	–	(86,990)
Fair value gains of investment properties in South Korea	214,860	–	–	214,860

NOTES TO FINANCIAL INFORMATION (continued)

3 SEGMENT INFORMATION (continued)

Geographical Information

(a) Revenue from external customers

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
South Korea	**815,533**	2,099,025

The revenue information above is based on the locations of the customers.

(b) Non-current assets

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
South Korea	**11,140,523**	12,153,063
Hong Kong	**416,840**	786,653
Others	**14,315**	114,029
	11,571,678	13,053,745

The non-current assets information above is based on the locations of the assets and excludes goodwill, intangible assets, prepayments, trade and other receivables, equity investments designated at fair value through other comprehensive income and deferred tax assets.

Information About Major Customers

During the year ended 31 December 2019, no single customer (2018: two customers were dervied from gaming business segment of approximately HK$641,659,000) contributed over 10% of the Group's total revenue.

4 REVENUE

An analysis of revenue is as follows:

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Revenue from contracts with customers		
Integrated resort development	**476,457**	252,711
Gaming business	**213,117**	1,486,660
Property development	**113,801**	341,388
	803,375	2,080,759
Revenue from other sources		
Gross rental income from investment property operating leases:		
Other lease payments, including fixed payments	**12,158**	18,266
	815,533	2,099,025

NOTES TO FINANCIAL INFORMATION (continued)

5 OTHER INCOME AND GAINS/(LOSS), NET

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Management fee income	**2,237**	2,880
Dividend income from equity investments at fair value through other comprehensive income	**699**	897
Gain on disposal of subsidiaries	**114**	116
Loss on disposal of items of property, plant and equipment	**(107,808)**	(13,758)
Expenses recharged and rental for aircraft usage	**–**	12,667
Recover of prepaid land lease upon cancellation	**144,936**	–
Disposal of right-of-use assets and lease liabilities on early termination of land lease	**(30,253)**	–
Derecognition of interest accretion on early redemption of bank borrowings	**(18,926)**	–
Early redemption charges of bank borrowings	**(9,061)**	–
Foreign exchange differences, net	**20,398**	(41,753)
Others	**2,480**	13,277
	4,816	(25,674)

6 LOSS BEFORE TAX

The Group's loss before tax is arrived at after charging:

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Cost of properties sold	**67,491**	146,555
Cost of inventories sold	**42,106**	37,261
Auditor's remuneration	**6,748**	4,780
Minimum lease payments under operating leases	**–**	88,373
Lease payments not included in the measurement of lease liabilities	**8,340**	–
Employee benefit expense (including directors' and chief executive's remuneration):		
— Wages, salaries and other staff costs	**645,098**	815,214
— Retirement benefit costs	**47,218**	48,067
	692,316	863,281
Depreciation of property, plant and equipment	**604,286**	550,632
Depreciation of right-of-use assets	**50,580**	–
Amortisation of intangible assets	**271**	216
Impairment loss of trade receivables, net	**1,859**	10,552
Impairment loss of gaming receivables, net	**155,023**	76,438
Impairment loss of other receivables, net	**24,501**	–
Impairment of property, plant and equipment*	**(259,326)**	(85,015)

* The impairment of property, plant and equipment are included in "Other operating expenses" in the consolidated statement of profit or loss.

NOTES TO FINANCIAL INFORMATION (continued)

7 FINANCE (COSTS)/INCOME, NET

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Interest expenses:		
— Lease liabilities	**(57,642)**	–
— Bank borrowings	**(142,307)**	(26,393)
— Other borrowings	**–**	(18,460)
	(199,949)	(44,853)
Less: Amounts capitalised on qualifying assets	**–**	16,481
Finance costs	**(199,949)**	(28,372)
Interest income:		
— Bank interest income	**2,058**	3,896
— Other interest income	**10,501**	44,339
Finance income	**12,559**	48,235
Finance (costs)/income, net	**(187,390)**	19,863

8 INCOME TAX

No Hong Kong profits tax has been provided as the Group did not generate any assessable profits arising in Hong Kong during the year ended 31 December 2019 (2018: Nil). Taxation on overseas profits has been calculated on the estimated assessable profit for the year at the rates of taxation prevailing in the countries in which the Group operates.

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Current — South Korea		
Charge for the year	**5,726**	40,258
Underprovision in prior years	**522**	–
	6,248	40,258
Current — Elsewhere		
Charge for the year	**4,465**	–
(Over)/underprovision in prior years	**(2,713)**	73
	1,752	73
Deferred tax	**(12,151)**	27,442
Total tax (credit)/charge for the year	**(4,151)**	67,773

NOTES TO FINANCIAL INFORMATION (continued)

9 DIVIDENDS

The directors did not recommend the payment of a final dividend for the year ended 31 December 2019 (2018: Nil).

10 LOSS PER SHARE ATTRIBUTABLE TO OWNERS OF THE PARENT

(a) Basic

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Loss		
Loss attributable to the owners of the parent, used in the basic loss per share calculation:	**(2,132,855)**	(701,527)
	Number of shares	
	'000	*'000*
Shares		
Weighted average number of ordinary shares in issue used in the basic loss per share calculation	**2,934,898**	2,938,668

Loss per share attributable to owners of the parent:

	2019	2018
	(Unaudited)	(Audited)
Basic	**HK(72.67) cents**	HK(23.87) cents

(b) Diluted

Diluted loss per share for the year ended 31 December 2019 and 2018 were the same as the basic loss per share as there were no potential dilutive ordinary shares outstanding during the respective year.

NOTES TO FINANCIAL INFORMATION (continued)

11 PREPAYMENTS, TRADE AND OTHER RECEIVABLES

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Trade receivables	**28,688**	35,993
Less: Loss allowance for impairment of trade receivables	**(11,980)**	(10,552)
Trade receivables, net *(Note (i))*	**16,708**	25,441
Other receivables	**489,388**	34,049
Receivables from gaming customers *(Note (ii))*	**4,548**	216,113
Prepayments	**336,004**	409,961
Value-added tax recoverable	**7,266**	22,905
Deposits	**19,032**	38,124
Restricted deposit for non-current borrowings	**66,680**	93,546
Prepaid lease payment	**–**	99,407
Prepayments, trade and other receivables	**939,626**	939,546
Less: Non-current portion	**(113,773)**	(510,778)
Current portion	**825,853**	428,768

Notes:

(i) Trade receivables

An ageing analysis of the trade receivables as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	2019	2018
	HK$'000	*HK$'000*
	(Unaudited)	(Audited)
Within 30 days	**16,381**	22,371
31 to 60 days	**40**	488
61 to 90 days	**10**	345
Over 90 days	**277**	2,237
	16,708	25,441

NOTES TO FINANCIAL INFORMATION (continued)

11 PREPAYMENTS, TRADE AND OTHER RECEIVABLES (continued)

Notes: (continued)

(ii) Receivables from gaming customers

The ageing analysis of the receivables from gaming customers as at the end of the reporting period, based on the invoice date and net of loss allowance, is as follows:

	2019 ***HK$'000*** **(Unaudited)**	2018 *HK$'000* (Audited)
Within 30 days	**607**	30,384
31 to 60 days	**–**	4,071
61 to 90 days	**–**	–
Over 90 days	**3,941**	181,658
	4,548	216,113

12 TRADE AND OTHER PAYABLES

	2019 ***HK$'000*** **(Unaudited)**	2018 *HK$'000* (Audited)
Trade payables *(Note (i))*	**5,124**	4,580
Deposit received	**18,706**	29,084
Deferred revenue	**1,901**	6,597
Accrued expenses	**95,261**	187,633
Accrued employee benefits	**73,783**	82,274
Other tax payables	**161,580**	397,633
Other payables *(Note (ii))*	**140,268**	203,256
Contract liabilities	**51,372**	109,802
Trade and other payables	**547,995**	1,020,859
Less: Non-current portion	**(37,577)**	(49,832)
Current portion	**510,418**	971,027

Notes:

(i) An ageing analysis of the trade payables as at the end of reporting period, based on the invoice date, is as follows:

	2019 ***HK$'000*** **(Unaudited)**	2018 *HK$'000* (Audited)
Within 30 days	**5,124**	4,580

(ii) Other payables are non-interest bearing and have an average term of 1 month.

NOTES TO FINANCIAL INFORMATION (continued)

13 SHARE CAPITAL

	Number of shares in issue	Share capital
	'000	*HK$'000*
Issued and fully paid:		
At 1 January 2018	147,395,275	1,473,953
Shares repurchased and cancelled *(Note (a))*	(650,340)	(6,503)
Share consolidation *(Note (b))*	(143,810,037)	(1,438,100)
At 31 December 2018, 1 January 2019 and 31 December 2019	2,934,898	29,350

Notes:

(a) In 2018, the Company repurchased 650,340,000 (before the effect of Share Consolidation (defined below) which was completed on 4 July 2018) of its own shares on the Stock Exchange. The total amount paid to repurchase the shares was HK$155,981,000 and was charged to share premium within shareholders' equity. Particulars of the shares repurchased are as follows:

Month of repurchase	Number of ordinary shares repurchased	Purchase price paid per share Highest	Purchase price paid per share Lowest	Aggregate consideration paid*
	'000	*HK$*	*HK$*	*HK$'000*
April 2018	650,340	0.242	0.223	155,981

* Excluding brokerage and cancellation fees

(b) On 3 July 2018, the special resolution was passed at the special general meeting of the Company to (a) consolidate every fifty issued ordinary shares of HK$0.01 each in the issued share capital of the Company into one consolidated share (the "**Consolidated Shares**") of HK$0.50 each in the issued share capital of the Company (the "**Share Consolidation**"); (b) upon completion of Share Consolidation, reduce the issued share capital of the Company by (i) rounding down the number of Consolidated Shares in the issued share capital of the Company to the nearest whole number by cancelling any fraction of a Consolidated Share in the issued share capital of the Company; and (ii) cancelling the paid up capital of the Company to the extent of HK$0.49 on each of the issued Consolidated Shares such that the par value of each issued Consolidated Share will be reduced from HK$0.50 to HK$0.01 (collectively, the "**Capital Reorganisation**"). The Capital Reorganisation became effective on 4 July 2018.

14. COMPARATIVE AMOUNTS

Certain comparative amounts have been represented to conform to the presentation of current year.

MANAGEMENT DISCUSSION AND ANALYSIS

FINANCIAL RESULTS

For the year ended 31 December 2019, the Group's consolidated revenue was approximately HK$815,533,000 (2018: approximately HK$2,099,025,000), representing a decrease of approximately 61.15% when compared to the year ended 31 December 2018. During the year, revenue from integrated resort development revenue, gaming business and property development were approximately HK$488,615,000 (2018: approximately HK$270,977,000), HK$213,117,000 (2018: approximately HK$1,486,660,000), and HK$113,801,000 (2018: approximately HK$341,388,000), respectively. This decrease in revenue for the year was mainly attributable to the reduced revenue from the Gaming Business.

In current year, the loss attributable to the owners of the Company was approximately HK$2,132,855,000 (2018: approximately HK$701,527,000). The basic and diluted loss per share attributable to owners of the Company was HK72.67 cents (2018: HK23.87 cents). The net loss was mainly attributable to (i) significant decrease in net revenue from gaming business; (ii) fair value loss of investment properties; (iii) impairment of property, plant and equipment; (iv) decrease in interest income and increase in finance costs; (v) increase in depreciation charges due to progressive opening of various facilities; and (vi) impairment loss of trade and other receivables.

As at 31 December 2019, the consolidated net asset value of the Company was approximately HK$11,884,767,000 (2018: approximately HK$14,602,261,000) and the consolidated net asset value per weighted average number of ordinary shares in issue attributable to owners of the Company was approximately HK$4.05 (2018: approximately HK$4.97).

OPERATION AND BUSINESS REVIEW

The Company is an investment holding company, and during the year, the principal activities of the Group are (i) development and operation of the integrated leisure and entertainment resort (the "**Integrated Resort Development**"); (ii) operation of gaming and entertainment facilities (the "**Gaming Business**"); and (iii) property development (the "**Property Development**").

Integrated Resort Development

The Company, through its subsidiary, Landing Jeju Development Co., Ltd. ("**Landing Jeju**"), has been investing in Jeju Shinhwa World, an integrated resort located in Jeju Island, South Korea since late 2013.

Jeju Shinhwa World is an iconic world-class resort destination in Northeast Asia comprising of a selection of premium hotels, convention & exhibition centre, retail mall, food & beverage outlets, leisure and entertainment complex, theme park & water park, and the largest foreigners-only casino in Jeju.

OPERATION AND BUSINESS REVIEW (continued)

Integrated Resort Development (continued)

The hotels and condominiums in Jeju Shinhwa World have been opening progressively since 2017 and received guests from all over the world. More than 2,000 high quality guest rooms and suites are currently in operation including own brand label Landing Resort, the first and only five-star rated Marriott resort and full-serviced Somerset suites in Jeju. The hotels are strategically positioned to cater for all segments of guests visiting the resort. All hotels in the resort have consistently ranked high in reviews by the guests and won multiple commendations from the hospitality industry. Shinhwa Resort is the latest addition to the selection of hotels and it was officially opened on 29 July 2019 to cater for waterpark enthusiasts. The infinity pool in Shinhwa Resort has quickly become a big draw to the visitors with its spectacular view of Jeju's natural horizon during the day and its DJ pool party events in the evening. The spectacular view of Jeju's natural horizon distinguish Jeju Shinhwa World as the best integrated resort in Northeast Asia.

Shinhwa Theme Park attracted both domestic and foreign tourists. The park is themed with Larva characters from the popular local animated production. It offers more than 15 amazing rides and attractions for children and families with add-on seasonal attractions such as ice rink in winter months and bumper cars in summer months. The theme park is also an ideal venue for large scale events and has been used for New Year's Eve countdown party, FIFA World Cup soccer event, dinner function for USPGA golf tournament, etc.

Shinhwa Waterpark is the newest and largest waterpark in Jeju with 18,000 square metres of space. It features a wave pool, water slides, rides, spa, kid pool and a private cabana area suitable for visitors of all ages. Since its opening in August 2018, Shinhwa Waterpark has anchored itself to be the first-choice water park attraction in Jeju attracting more than 4,000 visitors during peak days.

Jeju Shinhwa World also houses the most extensive food and beverage outlets under one roof in Jeju, offering a wide selection of local and international cuisines including the most authentic Cantonese restaurant well-liked by both tourists and local residents which is helmed by an award-winning master chef. Jeju Shinhwa World holds 12 of the 14 three-star Standards of Food Safety Management Accreditation (SFSMA) certificates issued by the Korea Agency of HACCP Accreditation and Services (KAHAS), fully demonstrating the highest quality assurance standards upheld by the resort.

The MICE business continues to maintain growth momentum through experiential offerings. Capitalising on the largest column-free ballroom in Jeju and the adjacent conference room facilities, Landing Convention Centre in Jeju Shinhwa World has been the host venue for many high profile regional and international events. Due to Jeju's close proximity with major cities in China and visa-free policy, Landing Convention Centre has attracted various conference and incentive groups from China. Its corporate and international clients were global market leaders from the pharmaceutical, financial and communications industries.

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

OPERATION AND BUSINESS REVIEW (continued)

Integrated Resort Development (continued)

For the year ended 31 December 2019, Jeju Shinhwa World generated segmental revenue of approximately HK$488,615,000 (2018: approximately HK$270,977,000), which mainly came from its hotels, MICE events, food and beverage services, attraction theme parks and merchandise sales as well as leases of retail spaces in the resort. Segment loss of the Integrated Resort Development was approximately HK$1,076,090,000 (2018: approximately HK$587,129,000).

Gaming Business

The Group obtained approval and relocated Landing Casino from Hyatt Regency Jeju Hotel to Jeju Shinhwa World on 25 February 2018 with exclusive gaming area approximately 5,500 square meters. Landing Casino is currently the largest foreigners-only casino in Jeju with 155 gaming tables, 239 slot machines and electronic table games. Since its relocation, Landing Casino has attracted customers from all over Asian region including VIPs who have never visited Jeju before. With its scale and international standard gaming equipment and best practices, Landing Casino has hosted some of the biggest gaming tournaments in the industry which were attended by some of the most renowned professional players from every part of the world.

For the year ended 31 December 2019, Landing Casino recorded net revenue of approximately HK$213,117,000 (2018: approximately HK$1,486,660,000) and segment loss from the Gaming Business was approximately HK$469,038,000 (2018: profit of approximately HK$82,974,000).

As at 31 December 2019, no impairment was made against the carrying amounts of the relevant goodwill, intangible assets and property, plant and equipment of the business of Landing Casino after assessment.

Property Development

The construction work for the resort condominiums and villas in zone R of Jeju Shinhwa World, which started in 2015, has been completed and the occupation permit was issued in January 2017.

For the year ended 31 December 2019, revenue from sales of residential properties amounted to approximately HK$113,801,000 (2018: approximately HK$341,388,000) and segment profit of approximately HK$23,226,000 (2018: approximately HK$160,471,000) was recorded in the Property Development segment.

As at 31 December 2019, approximately HK$982,533,000 (2018: approximately HK$1,080,950,000) was classified as completed properties for sale.

OUTLOOK

The global economy facing severe challenges after the widespread of the coronavirus COVID-19 in the beginning of 2020, series of traffic precautionary and control measures have been and continued to be implemented within and across the countries. Our business, which is heavily dependent on entertainment and hospitality market condition, will be inevitably affected. We will continue to closely monitor the development of the circumstances and work diligently to sustain in this difficult time.

The Group's flagship resort, Jeju Shinhwa World, will continue to ramp up its businesses and operations. It will continue to actively introduce more exciting activities and events at Jeju Shinhwa World to attract more customers and strengthen its market presence.

Jeju Shinhwa World's new resort hotel, Shinhwa Resort, features over 500 rooms furnished with modern amenities and an infinity pool with a breath-taking view of Jeju's natural horizon. Together with Marriott Resort, Landing Resort and Somerset Service Condominiums, Jeju Shinhwa World offers over 2,000 rooms in total to meet various demands of visitors. In the second quarter of 2020, Jeju Shinhwa World's seasonal garden Park will be expected to open to the public that enhance Jeju Shinhwa World product offering due to the increasingly popular nature tourism.

For Gaming Business, Landing Casino shall regularly organise regional and global poker and baccarat gaming tournaments as part of its ongoing efforts to promote and position Jeju Shinhwa World as a desirable destination resort. Marketing promotions, events, reward scheme, competitive mass and VIP gaming programs will launch continuously to energise the business in the future.

For Property Development arm, the Group will keep abreast of the market trend to continue its marketing efforts in selling its remaining residential properties.

As disclosed in the inside information announcement made by the Company on 13 September 2019, the Philippine Amusement and Gaming Corporation ("**PAGCOR**") has requested Landing Resorts Philippines Development Corporation ("**Landing Philippines**"), a wholly owned subsidiary of the Company to submit a proof of ownership or lease of land within one hundred and eighty (180) days from 10 September 2019 in compliance with a provisional license granted to Landing Philippines, since the lease dated 15 March 2018 entered into between Landing Philippines and Nayong Pilipino Foundation for the development of the integrated resort has been declared void *ab initio* by the Office of the Government Corporate Counsel, Department of Justice and the Office of the President. As of 31 March 2020, the Company has yet to identity a lease for the development of integrated resort and no formal notice has been received by the Group from PAGCOR upon the lapse of the said 180-days period.

FINANCIAL RESOURCES AND LIQUIDITY

As at 31 December 2019, the Group had non-current assets of approximately HK$12,597,475,000 (2018: approximately HK$14,597,151,000) and net current assets of approximately HK$1,106,435,000 (2018: approximately HK$984,337,000). The current ratio, expressed as the ratio of the current assets over the current liabilities, was 1.8 as at 31 December 2019 (2018: 1.5). The increase in the current ratio is mainly due to the decrease in gaming tax payables and other payables as at 31 December 2019.

For the year ended 31 December 2019, the impairment loss of trade and other receivables (net) amounted to approximately HK$181,383,000 (2018: approximately HK$86,990,000). The provisions mainly consisted of overdue receivables with long aging periods. As at 31 December 2019, the Group had prepayments, trade and other receivables of approximately HK$939,626,000 (2018: approximately HK$939,546,000). As at 31 December 2019, the Group had cash and bank balances of approximately HK$398,033,000, with approximately HK$11,707,000, HK$205,574,000, HK$4,538,000 and HK$175,015,000 held in Hong Kong dollars ("**HKD**"), Korean Won ("**KRW**"), United States dollars ("**USD**") and Philippine Pesos ("**PHP**") respectively and the remaining mainly held in UK pound sterling ("**GBP**") (2018: approximately HK$1,098,459,000, with approximately HK$388,354,000, HK$301,910,000, HK$385,110,000 and HK$13,926,000 held in HKD, KRW, USD and GBP respectively and the remaining mainly held in Renminb ("**RMB**") and PHP).

As at 31 December 2019, the Group had current trade and other payables of approximately HK$510,418,000 (2018: approximately HK$971,027,000) and bank and other borrowings in USD with floating interest rate of approximately HK$140,774,000 and in KRW with fixed interest rate of approximately HK$2,426,137,000 (2018: bank and other borrowings in USD with floating interest rate of approximately HK$170,029,000 and in KRW with fixed interest rate of approximately HK$1,783,352,000) while total liabilities of the Group amounted to approximately HK$3,235,073,000 (2018: approximately HK$3,068,758,000). The Group's gearing ratio, which was measured on the basis of the Group's total liabilities divided by total assets, was 21.4% (2018: 17.4%).

SIGNIFICANT INVESTMENTS, MATERIAL ACQUISITIONS AND DISPOSALS

Investments

Equity investments designated at fair value through other comprehensive income

As at 31 December 2019, the Group was holding listed equity investments at a fair value of approximately HK$35,846,000 (representing approximately 0.2% of the total assets of the Company), which were classified as equity investments designated at fair value through other comprehensive income of the Group (2018: approximately HK$80,336,000). Net fair value losses in respect of such investments of approximately HK$44,490,000, which was mainly resulted from the downward movement of stock price of the equity investment in Kingston Financial Group Limited (the shares of which are listed on main board of the Stock Exchange, stock code: 1031), were recognised in consolidated statement of comprehensive income during the year ended 31 December 2019. There was no single equity investment representing more than 0.2% of the total assets of the Company as at 31 December 2019.

Save as disclosed above, there was no other significant investment, material acquisition or disposal during the period under review that the shareholders of the Company should be notified of.

The Company will make further announcements and comply with the relevant requirement under the Rules Governing the Listing of Securities of the Stock Exchange (the "**Listing Rules**") as and when appropriate in case there is any investment(s) being identified and entered into by the Group. The Company does not rule out the possibility that the Company will conduct debt and/or equity fundraising exercises when suitable fundraising opportunities arise in order to support future developments and/or investments of the Group and the Company will comply with the Listing Rules, where applicable, in this regard.

CAPITAL COMMITMENT

The Group had the following capital commitments at the end of the reporting period:

	2019	2018
	HK$'000	*HK$'000*
Contracted, but not provided for:		
Property, plant and equipment	**322,758**	579,579
Properties under development	**46,888**	131,992
	369,646	711,571

Save as disclosed above, the Group did not have any material capital commitments.

CONTINGENT LIABILITY

As at 31 December 2019, the Group did not have any material contingent liabilities (2018: Nil).

PLEDGE OF ASSETS

As at 31 December 2019, the following assets of the Group were pledged to certain banks or financial institutions to secure general banking facilities and other facilities payable granted to the Group:

	2019	2018
	HK$'000	*HK$'000*
Property, plant and equipment	**1,523,652**	2,016,811
Investment properties	**3,936**	–
Completed properties for sale	**951,074**	1,266,714

Save as disclosed above, the Group did not have any material charges on assets.

CASH FLOW MANAGEMENT AND LIQUIDITY RISK

The Group's objective regarding cash flow management is to maintain a balance between continuity of funding and flexibility through a combination of internal resources, bank borrowings, and other debt or equity securities, as appropriate. The Group is comfortable with the present financial and liquidity position, and will continue to maintain a reasonable liquidity buffer to ensure sufficient funds are available to meet liquidity requirements at all times.

CURRENCY AND INTEREST RATE STRUCTURE

Business transactions of the Group are mainly denominated in HKD, KRW, USD, RMB and PHP. Currently, the Group has not entered into any agreement to hedge against foreign exchange risk. In view of the fluctuation of KRW, USD, RMB and PHP in recent years, the Group will continue monitoring the situation closely and will introduce suitable measures as and when appropriate.

The Group had limited exposure to interest rate fluctuations on bank and other borrowings as at 31 December 2019, as the interest rates applicable to the bank and other borrowings are mostly fixed throughout their respective loan terms.

EMPLOYEE AND REMUNERATION POLICIES

As at 31 December 2019, the Group had around 1,785 (2018: around 1,950) full-time employees with total staff costs (including Directors' remuneration) amounting to approximately HK$692,316,000 (2018: approximately HK$863,281,000) including management and administrative staff. The employees were mainly stationed in South Korea and Hong Kong. The remuneration, promotion and salary increments of employees are assessed according to the individual's performance, as well as professional and working experience, and in accordance with prevailing industry practices. The Group also offers a variety of training schemes to its employees.

SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

On 30 March 2020, the Company entered into a placing agreement with a placing agent (the "**Placing Agent**") pursuant to which the Company has conditionally agreed to place, through the Placing Agent on a best effort basis, up to 586,979,742 placing shares at the placing price of HK$0.235 per placing shares (the "**Placing**"). The placing shares are to be placed on a best effort basis to not less than six (6) placees, who and whose ultimate beneficial owners shall be independent third parties. The placing shares will be allotted and issued pursuant to the general mandate granted by a resolution of the Shareholders passed at the annual general meeting of the Company held on 27 June 2019. Completion of the Placing is conditional upon (i) the Listing Committee of the Stock Exchange granting the listing of, and permission to deal in the placing shares; and (ii) such listing and permission not being subsequently revoked prior to the commencement of dealings in the placing shares on the Stock Exchange. Details were disclosed in the announcement of the Company dated 30 March 2020.

OTHER INFORMATION

PURCHASE, SALE AND REDEMPTION OF LISTED SECURITIES

There was no purchase, sale or redemption of any of listed securities of the Company by the Company or any of its subsidiaries during the year ended 31 December 2019.

CORPORATE GOVERNANCE

During the year ended 31 December 2019, the Company has applied the principles and adopted and complied with all the code provisions set out in the Corporate Governance Code and Corporate Governance Report contained in Appendix 14 to the Listing Rules, except for the following deviations:

On 27 June 2019, the Company failed to comply with Rule 3.10, Rule 3.21 and Rule 3.25 of the Listing Rules and the terms of reference of each of the audit committee (the "**Audit Committee**"), nomination committee (the "**Nomination Committee**") and remuneration committee (the "**Remuneration Committee**") of the Company (the "**Board Committees**") after the retirements of Mr. Fok Ho Yin, Thomas and Mr. Wong Chun Hung as independent non-executive Directors and members of each of the Board Committees. Following (i) the appointment of Ms. Wang Yuying as the independent non-executive Director, the chairman of

CORPORATE GOVERNANCE (continued)

the Audit Committee and a member of each of the Nomination Committee and the Remuneration Committee and (ii) the appointment of Mr. Li Mingfa as the independent non-executive Directors and a member of each of the Audit Committee, the Nomination Committee and the Remuneration Committee on 23 August 2019, the Board comprises four executive Directors and three independent non-executive Directors. As a result, the number of independent non-executive Directors and the number of members of each of the Board Committees comply with the requirements under Rule 3.10, Rule 3.21 and Rule 3.25 of the Listing Rules.

DIRECTORS' SECURITIES TRANSACTIONS

The Company has adopted the Model Code for Securities Transactions by Directors of Listed Issuers (the "**Model Code**") as set out in Appendix 10 to the Listing Rules as its model code for securities transactions by the Directors. Following a specific enquiry to all Directors by the Company, all Directors have confirmed that they have complied with the required standard set out in the Model Code throughout the year.

AUDIT COMMITTEE

As at the date of this announcement, the Audit Committee is comprised of four independent non-executive Directors, namely Mr. Li Chun Kei (Committee Chairman), Mr. Bao Jinqiao, Mr. Li Mingfa and Mr. Nguyen Van Tu Peter. The Group's accounting principles and practices, financial statements and related materials for the year ended 31 December 2019 have been reviewed by the Audit Committee.

REVIEW OF UNAUDITED ANNUAL RESULTS

Due to the outbreak of the coronavirus disease (COVID-19), the audit progress for the annual results of the Group for the year ended 31 December 2019 has been delayed and not been fully completed as of the announcement date. In order to minimise disruptions to trading of the Company's shares while ensuring that the Shareholders and potential investors are informed of the business operations, financial performance and financial position of the Group, after discussion with the Company's auditors, the Board decides to publish the unaudited annual results announcement of the Group for the year ended 31 December 2019 together with the audited comparative figures for the corresponding period in 2018 on the planned date of annual results announcement. An announcement relating to the audited results will be made when the auditing process has been completed in accordance with Hong Kong Standards on Auditing issued by HKICPA.

The unaudited annual results contained herein have been reviewed by the Audit Committee.

MANAGEMENT DISCUSSION AND ANALYSIS (continued)

FURTHER ANNOUNCEMENT(S)

Following the completion of the auditing process, the Company will issue further announcement(s) in relation to the audited results for the year ended 31 December 2019 as agreed by the Company's auditors and the material differences (if any) as compared with the unaudited annual results contained herein. In addition, the Company will issue further announcement as and when necessary if there are other material development in the completion of the auditing process.

PUBLICATION OF ANNUAL REPORT

This unaudited annual results announcement is published on the websites of the Stock Exchange and the Company respectively. The annual report of the Company for the year ended 31 December 2019 containing all the information as required by the Listing Rules will be despatched to the Shareholders and made available for review on the same websites in due course.

The financial information contained herein in respect of the annual results of the Group have not been audited and have not been agreed with the auditors. Shareholders and potential investors of the Company are advised to exercise caution when dealing in the securities of the Company.

By order of the Board
Landing International Development Limited
Yang Zhihui
Chairman and Executive Director

Hong Kong, 31 March 2020

As at the date of this announcement, the Board comprises Mr. Yang Zhihui (Chairman), Ms. Chan Mee Sze, Mr. Yeung Lo, Dr. Wong Hoi Po and Ms. Pu Shen Chen as executive Directors; and Mr. Bao Jinqiao, Mr. Li Mingfa, Mr. Li Chun Kei and Mr. Nguyen Van Tu Peter as independent non-executive Directors.

In the case of any inconsistency, the English text of this announcement shall prevail over the Chinese text.